

EXHIBIT "A"

SPECIAL WARRANTY DEED

DATE: _____

GRANTOR: CITY OF COLLEGE STATION, TEXAS
a Texas Home Rule Municipal Corporation

GRANTOR'S MAILING ADDRESS: 1101 Texas Avenue
(including county) Brazos County
College Station, Texas 77840

GRANTEE: BRAZOS VALLEY COMMUNITY ACTION AGENCY, INC.
a Texas non-profit corporation

GRANTEE'S MAILING ADDRESS: 504 East 27th Street
(including County) Brazos County
Bryan, Texas 77803

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration.

PROPERTY:

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lots Fifteen (15) and Sixteen (16), Block Two (2), MCCULLOCH'S SUBDIVISION, an addition to the City of College Station, Texas, according to plat recorded in Volume 122, Page 91, Deed Records of Brazos County, Texas.

Being the same property described in General Warranty Deed dated December 13, 2002, executed by Lorena M. Faine f/k/a Lorena M. Minnick to the City of College Station, Texas, recorded in Volume 5007, Page 269, of the Official Records of Brazos County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. 25' building line along front and rear lot lines; 7.5' building line along side lot lines as per City Ordinance No. 1638; as shown on survey prepared June 25, 2002 by Brad Kerr, Registered Professional Land Surveyor, State of Texas, No. 4052.
2. Estate created by Memorandum of Oil and Gas Lease from Lorena Minnick Faine to Chaparral Minerals, Inc. dated February 15, 1984, recorded in Volume 680, Page 300, Official Records of Brazos County, Texas.
3. For GRANTOR and GRANTOR's successors and assigns, in common with GRANTEE and GRANTEE's successors, a reservation of the free, uninterrupted, and perpetual use of an easement over the entire property for the purposes expressly provided for in the Blanket Utility Easement which GRANTEE has conveyed to GRANTOR as part of this conveyance.
4. This conveyance is conditioned on the construction of a dwelling meeting HUD approved requirements on the property within eighteen (18) months from date of this deed. This dwelling primarily promotes a public purpose of the City. If GRANTEE does not construct such dwelling in the time period allotted, GRANTOR shall have an automatic reversion of GRANTOR's interest.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY AS IS WITH ANY

AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES.

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, GRANTEE's successors and assigns forever. GRANTOR binds GRANTOR and GRANTOR's successors and assigns to warrant and forever defend all and singular the property to GRANTEE and GRANTEE's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under GRANTOR but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

ATTEST:

CITY OF COLLEGE STATION,
a Texas Municipal Corporation

CONNIE HOOKS, City Secretary

BY: _____
RON SILVIA, Mayor

APPROVED:

City Attorney

THE STATE OF TEXAS
COUNTY OF BRAZOS

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ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2003, by Ron Silvia as Mayor of the City of College Station, a Texas Municipal Corporation, on behalf of said municipality.

NOTARY PUBLIC in and for State of Texas

PREPARED IN THE OFFICE OF:
City of College Station
Legal Department
P.O. Box 9960
College Station, Texas 77842-9960

AFTER RECORDING RETURN TO:
City of College Station
Legal Department
P. O. Box 9960
College Station, Texas 77842-9960